

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	B
			PJs in State:	15		
Program Progress:						
% of Funds Committed	96.61 %	97.72 %	7	95.51 %	68	66
% of Funds Disbursed	91.89 %	92.88 %	8	87.58 %	70	68
Leveraging Ratio for Rental Activities	2.41	7.11	12	4.86	24	29
% of Completed Rental Disbursements to All Rental Commitments***	92.01 %	94.18 %	11	82.17 %	49	42
% of Completed CHDO Disbursements to All CHDO Reservations***	83.09 %	80.66 %	5	71.17 %	70	69
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	87.12 %	93.10 %	11	81.54 %	64	61
% of 0-30% AMI Renters to All Renters***	56.44 %	63.34 %	11	45.68 %	71	70
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	98.77 %	98.92 %	11	96.19 %	45	45
Overall Ranking:			In State:	12 / 15	Nationally:	69 70
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$53,564	\$26,454		\$27,510	163 Units	12.80 %
Homebuyer Unit	\$14,797	\$20,065		\$15,239	569 Units	44.60 %
Homeowner-Rehab Unit	\$23,906	\$20,711		\$20,932	545 Units	42.70 %
TBRA Unit	\$0	\$1,840		\$3,121	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Pierce County WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental

\$87,679
\$117,269
\$98,643

Homebuyer

\$107,825
\$120,876
\$77,150

Homeowner

\$60,567
\$26,577
\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:
National Avg:

0.0	%
1.2	%

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	66.5	77.2	89.4	0.0
Black/African American:	14.3	7.7	5.0	0.0
Asian:	5.0	2.1	0.9	0.0
American Indian/Alaska Native:	3.7	1.9	0.7	0.0
Native Hawaiian/Pacific Islander:	0.0	0.9	0.2	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.5	0.0	0.0
Asian/Pacific Islander:	5.6	1.4	2.0	0.0

ETHNICITY:

Hispanic	5.0	7.7	1.8	0.0
----------	-----	-----	-----	-----

HOUSEHOLD SIZE:

1 Person:	34.8	20.0	38.2	0.0
2 Persons:	25.5	19.5	24.4	0.0
3 Persons:	21.7	18.6	14.9	0.0
4 Persons:	5.6	21.8	10.1	0.0
5 Persons:	8.7	11.8	6.8	0.0
6 Persons:	2.5	4.7	3.5	0.0
7 Persons:	1.2	0.9	0.9	0.0
8 or more Persons:	0.0	2.1	1.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	23.6	23.4	15.6	0.0
Elderly:	17.4	1.6	35.0	0.0
Related/Single Parent:	34.2	28.1	16.0	0.0
Related/Two Parent:	13.7	38.1	22.4	0.0
Other:	11.2	8.3	9.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	35.4	1.4 [#]
HOME TBRA:	6.2	
Other:	11.2	
No Assistance:	47.2	

of Section 504 Compliant Units / Completed Units Since 2001 26

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pierce County

State: WA

Group Rank: 69
 (Percentile)

State Rank: 12 / 15 PJs

Overall Rank: 70
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	92.01	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	83.09	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.12	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	98.77	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	1.49	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

